

CITY OF LEWISTON
STAFF REVIEW COMMITTEE MEETING
Thursday July 2, 2020 – 9:00 A.M.
ZOOM Meeting
Lewiston City Building
27 Pine Street, Lewiston

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS:

A minor development review application submitted by Platz Associates on behalf of Dan and Brenda Cote to construct a two-story, 2,265 sf. garage addition to the existing structure at 910-914 Sabattus Street along with related site and building improvements.

V. OTHER BUSINESS: None

VII. READING OF THE MINUTES: Motion to adopt the draft minutes from April 16, 2020.

VIII. ADJOURNMENT:

June 16, 2020

David Hediger
Director Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201

Re: Permit Drawings for garage addition- 910-914 Sabattus St., Lewiston, Maine

Dear David,

The general goal of this memorandum is to provide enough of a scope to demonstrate compliance with applicable small project review standards for staff approval, and to support an occupancy permit application for the garage addition with the City of Lewiston.

Pursuant to the criteria established in Section 4 of the Article XIII Development Review Standards, the applicant offers the following responses:

- a. *Utilization of the Site:* The project is situated on a previously-developed site and replacing a similar storage structure, with the attached nature of the proposed addition maintaining the existing topography and offering a slightly reduced impervious footprint.
- b. *Traffic movement:* While the project is located in a highway business (HB) district, a designated growth area within the comprehensive plan, the building does not pose a substantive change from the previous and current traffic patterns. The building replaces an existing building for the same purpose, with the proposed location offering more capacity and clearance for vehicular movements and wider sightlines to improve safety.
- c. *Access into the site:* By removing the existing storage structure situated within 15 feet of the front property line, the sight lines at the ingress and egress points are much improved. The project does not see a high volume of walk-in customers, but deliveries and service vehicle access will be aided by wayfinding signage and the "hidden drive" condition behind the existing garage will be eliminated.
- d. *Internal vehicular circulation:* Whereas there were many turning movements associated with the existing parking lot, the new design is a much more straight-forward parking scenario that offers wide lanes for easy access through the relatively small site. Clearance is provided to accommodate WB-40 trailer deliveries without backing into the


street for egress, parking spaces are identified and existing curb cuts are maintained as-is.

- e. *Pedestrian circulation:* The existing sidewalk circulations system for pedestrian access will not be modified and will remain as-is, which provides adequate capacity to the business and residential uses through separate entries, with a proposed garage entry that would replace the existing garage entry to be removed.
- f. *Stormwater management:* The development plan proposes to dispose of the stormwater on the addition just as the existing building had, with no additional area of impervious to add to the calculation. In fact, due to the siting of the proposed garage addition, the impervious area of the roof and surface lot to the North will be directed to the grassy landscaped strip along the property line to facilitate some increased levels of infiltration and groundwater re-charge relative to the existing conditions that directed all rainwater to the street and City storm drain system.
- g. *Erosion control:* The project fits within the existing topography, largely due to the grade-access nature of a vehicle garage, with excavation only provided for the structure itself. The existing parking area and driveway will be preserved as-is throughout the construction activities, as will all the existing natural vegetation and landscaping.
- h. *Water supply:* A water supply for the proposed garage includes hose bibbs and a single-user restroom with ADA-compliant toilet and sink. The water system to the public supply will be designed and constructed in accordance with the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks.
- i. *Sewage disposal:* A sanitary sewer system to serve the single-user restroom is proposed, and as a public utility connection, will meet the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks.
- j. *Utilities:* The garage addition proposes electrical service adequate to meet the anticipated use as a storage facility, but no telephone service is anticipated at this time.
- k. *Natural features:* The proposed development maintains the existing conditions and does not require tree removal or reduction of existing vegetation. Grading and filling are the absolute minimum due to the at-grade nature of access to garage storage structures.
- l. *Groundwater protection:* The proposed project will not adversely affect either the quality or quantity of groundwater available to abutting properties or public water supply systems, and so some minor degree, may provide additional ground water infiltration and re-charge from the proposed redirection of some existing storm water collection devices.
- m. *Water and air pollution:* The proposed development will not result in undue water or air pollution.
- n. *Exterior lighting:* The development proposes cut-off wall pack lighting to provide adequate exterior lighting for the safe use of the development at night that does not adversely affect the residential neighbors while offering safe light levels at entrances and vehicular drives.
- o. *Waste disposal:* The proposed development will provide for adequate disposal of solid wastes just as it does today, with no change to volume, type, or frequency.
- p. *Lot layout:* The lot layout meets all the requirements in regards to parking sizing and distribution, drive design, building location and setbacks and street access points.

- q. *Landscaping*: The landscaping largely consists of existing trees, bushes, and fencing, along with an existing pylon sign that will remain. An additional section of grassy area will be provided at the front yard to soften and enhance the appearance of the development.
- r. *Shoreland relationship*: Not applicable as the project would not adversely affect any adjacent shoreline or water body.
- s. *Open Space*: Not applicable, as the proposed structure is a storage use.
- t. *Technical and financial capacity*: As a long-time business owner and operator in the City of Lewiston, the applicant has demonstrated the financial capacity to carry out the project in accordance with code requirements and the approved plan.
- u. *Buffering*: The development provides buffering to the adjacent residential uses by means of the existing fencing along the property line, which shall be retained as-is.
- v. *Compliance with district regulations*: The proposed development meets all of the district regulations identified in Article XI.
- w. *Design consistent with performance standards*: The site and building design of the proposed development is consistent with the applicable performance standards established in Article XII.

I hope this is helpful information and I am happy to answer questions about it. Please don't hesitate to call with any questions or comments.

Sincerely,



Travis Nadeau, LEED AP BD+C
Maine Licensed Architect



Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Cote Garage Addition

PROPOSED DEVELOPMENT ADDRESS: 910-914 Sabattus Street

PARCEL ID#: RE00005264 & RE00004992

REVIEW TYPE: Site Plan/Special Exception
 Subdivision ☐

Site Plan Amendment ☐
Subdivision Amendment ☐

PROJECT DESCRIPTION: New construction addition of a two-story, wood-framed garage building totaling 2,265 sf., including the demolition of an existing structure and related site improvements.

CONTACT INFORMATION:

Applicant

Name: Dan & Brenda Cote
Address: 914 Sabattus Street, Lewiston
Zip Code 04240
Work #: 207-782-1005
Cell #: 207-557-8507
Fax #:
Home #:
Email: brenda@aquamaxofmaine.com

Project Representative

Name: Jackson Builders
Address: 241 Lewiston Road, New Gloucester
Zip Code 04260
Work #: 232-9917
Cell #:
Fax #:
Home #:
Email: jacksonbuilders@

Property Owner

Name: Dan & Brenda Cote
Address: 914 Sabattus Street, Lewiston
Zip Code 04240
Work #: 207-782-1005
Cell #: 207-557-8507
Fax #:
Home #:
Email: brenda@aquamaxofmaine.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name: Platz Associates- Travis Nadeau
Address: Two Great Falls Plaza, Auburn
Zip Code 04210
Work #: 207-784-2941
Cell #: 207-740-7603
Fax #: 207-784-3856
Home #:
Email: tnadeau@platzassociates.com

Zoning Summary

1. Property is located in the Highway Business (HB) zoning district.
2. Parcel Area: 0.377 acres / 16,405 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>3,000 sf/D.U.</u>	<u>/16,000 sf/D.U.</u>
Street Frontage	<u>150 feet</u>	<u>/ 150 feet</u>
Min Front Yard	<u>15 feet</u>	<u>/58'-10"</u>
Min Rear Yard	<u>10 feet</u>	<u>/ 22'-9"</u>
Min Side Yard	<u>10 feet</u>	<u>/26'-10"</u>
Max. Building Height	<u>65 feet</u>	<u>/24'-3"</u>
Use Designation	<u>Mixed (R, B, S-2)</u>	<u>/ Mixed (R, B, S-2)</u>
Parking Requirement	<u>1 space/ per 500 square feet of floor area</u>	
Total Parking:	<u>2 + 4 + 2(R, B, S-2)=8</u>	<u>/ 2+4+5=11</u>
Overlay zoning districts (if any):	<u>n/a</u>	<u>/ n/a</u>
Urban impaired stream watershed?	YES/ <input checked="" type="checkbox"/> NO If yes, watershed name <u>n/a</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

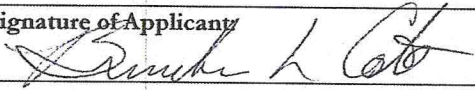
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance
Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant



Date:

6-17-20

NOT WARRANTY DEED
AN AN
OFFICIAL OFFICIAL

RALEEN L. LEVESQUE, F/K/A RALEEN L. LABONTE, of Lewiston, County of

Androscoggin and State of Maine, for consideration paid grants to DANIEL R. COTE and

BRENDA L. COTE both of Lewiston, County of Androscoggin and State of Maine, with

WARRANTY COVENANTS as joint tenants, a certain lot or parcel of land, with the buildings

and improvements thereon, situated in the City of Lewiston, County of Androscoggin, and State

of Maine, bounded and described as follows:

Being lot numbered nine (9) on a plan of Sunnyside on Sabattus Street, which plan is
duly recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 2, Book
1, Page 28, No. 21.

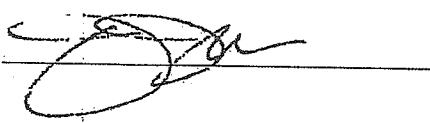
Being the same premises conveyed to Raleen L. Labonte (now known as Raleen L.
Levesque) by warranty deed of Gerald Labrie and Adrien F. Labrie, Jr. dated June, 1990 and
recorded in the Androscoggin County Registry of Deeds at Book 2569, Page 254.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to
the premises hereinabove described.

This transfer is a conveyance for value and grantor acknowledges receipt of adequate and
full consideration for the transfer.

WITNESS my hand and seal this 2nd day of November, 2009.

WITNESS:

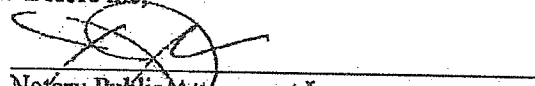



RALEEN L. LEVESQUE

STATE OF MAINE
ANDROSCOGGIN, SS

November 2, 2009

Personally appeared the above-named Raleen L. Levesque and acknowledged the
foregoing instrument to be her free act and deed. Before me,


Notary Public/Attorney at Law
Print name _____

K:\ANGELAB\Files\Deeds\6290 Levesque to Cote.Deed.doc

ANDROSCOGGIN COUNTY
TINA H CHOUINARD
REGISTER OF DEEDS

Jeanne Jandreau
Notary Public
My Commission Expires February 10, 2011

MAINE REAL ESTATE
TRANSFER TAX PAID